MEMORANDUM

TO: HANCOCK WOODS TECHNICAL REVIEW TEAM

FROM: ANTONIO TORRES, PROJECT MANAGER
JON LAYZER, PROJECT COORDINATOR

DATE: 25 MAY 1989

SUBJECT: HANCOCK WOODS, PROJECT UPDATE

EXECUTIVE SUMMARY:

Chestnut Hill Realty Corporation will submit a Draft Project Impact Report this month in response to the Scoping Determination Letter issued by the BRA last June for the proposed 1,094-unit senior planned community. After discussions with representatives of the community and the development team, a preliminary schedule for project review has been drafted. The schedule calls for a four month process culminating in intensive project review in September and a Preliminary Adequacy Determination by the BRA in early October.

BACKGROUND INFORMATION:

Hancock Woods is a proposed 58 acre development site consisting of 8 acres of open space from the abutting Hancock Village site (78 acres, 794 units), and an undeveloped 50 acre wooded Urban Wilds site including roughly 22.5 acres of wetlands near VFW Parkway (Route 1) and Independence Drive in West Roxbury. The original development proposal was for a 1,094 unit senior planned community consisting of 2 high-rise towers, 3 mid-rise buildings, and several townhouse buildings and covering less than 10% of the site. The site is surrounded by a single-family neighborhood, two multi-family neighborhoods, Harvard Community Health Center, the D. Blakeley Hoar Bird Sanctuary, the Leatherbee Memorial Conservation Area, and the Mt. Benedict Catholic Cemetery. Site Location and Existing Land Use maps are attached (1).

Chestnut Hill Realty Corporation (Ed Zuker, principal) is the site owner and development proponent. Chestnut Hill Realty also owns and manages the abutting Hancock Village housing development and Westbrook Village Shopping Center; they are in the process of modernizing and rehabilitating the Hancock Village housing units and are planning a substantial as-of-right renovation of the Westbrook Village Shopping Center.

PROJECT HISTORY:

The developer triggered formal review of the project by submitting an Environmental Notification Form to the Executive Office of Environmental Affairs (MEPA Office) on March 23, 1988. On April 27, 1988 the Secretary of EOEA rejected the request by Chestnut Hill Realty for a waiver of EOEA/MEPA review and asked, instead, that the developer coordinate MEPA review with the BRA project impact review.

After discussions between BRA staff and the developer, it was decided that a high-level impact review process comparable to the process defined by BZC Article 31 for substantial downtown development proposals would best suit the needs of governing agencies, the community, and the developer by allowing a careful, comprehensive examination of the potential impacts of the proposed development and by establishing consensus regarding the appropriate use of the site. The final product of this review process, the Final Project Impact Report, would be the foundation of the developer's application for Planned Development Area (PDA) designation of the site.

On June 20, 1988, the BRA issued a Scoping Determination letter asking the developer to submit a Draft Project Impact Report reflecting careful research of three development scenarios in order to help better understand the relative benefits and impacts of the proposal. The development scenarios included the current 1,094-unit proposal, an as-of-right development for the site, and an intermediate 600-unit scheme.

PROJECT STATUS:

The developer intends to submit a Draft Project Impact Report for Hancock Woods in the last week of May or first week in June. In April, the community group assuming primary responsibility for review of the project, the West Roxbury Neighborhood Council (WRNC), voted to defer public meetings to review the project until the fall. After discussions with representatives of the community and the development team, a preliminary schedule for project review has been drafted and is attached (2). The schedule calls for a four month process culminating in intensive project review in September and a Preliminary Adequacy Determination by the BRA in early October.

Frank O'Brien of the Mayor's Office of Neighborhood Services, working with representatives of the community, has drafted an outline of Community Task Force representation which effectively integrates the multitude of community-based interests. The proposed outline will be presented to the West Roxbury Neighborhood Council for final approval on May 22nd. The Task Force outline as well as a listing of the Technical Review Team, comprised of BRA and City staff currently reviewing the project, is attached (3).

The development team has done substantial advance marketing of the proposed senior planned community, and claims to have a waiting list of 1,700 seniors interested in purchasing units. To follow up the marketing efforts, the developer has scheduled a series of five "Exchange of Information" marketing meetings between May 16th and May 24th for senior adults who have expressed an interest in Hancock Woods.

The developer will formally present the Draft Project Impact Report to the Technical Review Team and interested BRA Staff on Friday June 2nd in the BRA Board room. Please contact Antonio Torres or Jon Layzer if you have any further questions on the project.

ATTACHMENTS:

(1) Hancock Woods Site Location and Existing Land Use maps
(2) Hancock Woods Project Review Schedule
(3) Hancock Woods review teams - Community Task Force Outline and Technical Review Team

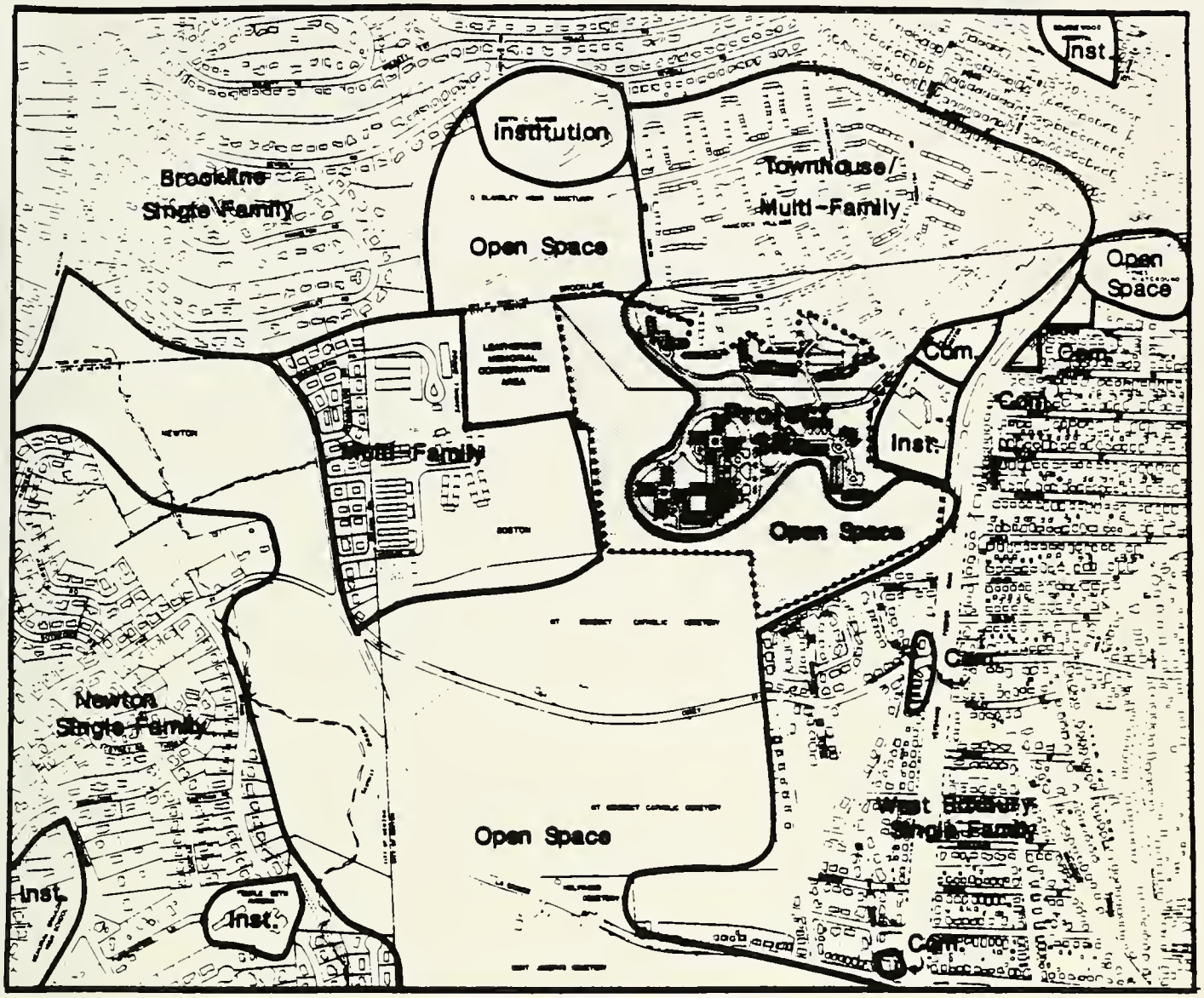
1

Vanasse Hangen Brustlin, Inc.
Consulting Engineers & Planners
60 Birmingham Parkway, Boston, MA 02135

0 1000 2000
SCALE IN FEET

Site Location

Fig. 1



Vanasse Hangen Brustlin, Inc.
Consulting Engineers & Planners
60 Birmingham Parkway, Boston, MA 02135

Existing Land Use

LEGEND:

..... Site Boundary

Fig. 3

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HANCOCK WOODS PROJECT REVIEW SCHEDULE

MAY 25, 1989

INTRODUCTION:

The attached meeting schedule outlines the review process for the Hancock Woods Draft Project Impact Report (DPIR). The proposed schedule responds to concerns expressed at the April meeting of the West Roxbury Neighborhood Council (WRNC) regarding the timing of the DPIR submission and the anticipated summer review schedule. At that meeting, the council voted to request that the city not hold any public meetings to review the Hancock Woods proposal between July 1st and Labor Day. It is expected that the council will submit a written request to the BRA recommending the summer deferral.

Discussions with Ed Zuker and the development team have led to an understanding that the information to be submitted is quite extensive and will require a longer period of time to review. In response to community concern and the developer's interest in a fair and thorough evaluation, BRA staff will request an extension until October of the date of completion of the Preliminary Adequacy Determination to allow for adequate review of the report.

Review of the report will be conducted by a Technical Review Team and by a Hancock Woods Community Task Force. The Technical Review Team is comprised of BRA staff, city technical staff, Town of Brookline staff, and other governmental agencies as necessary. Community review will be coordinated by the Hancock Woods Task Force, a group representing diverse community interests, with the assistance of Frank O'Brien of the Mayor's Office of Neighborhood Services. Technical review team representatives will make focused presentations of preliminary findings to Task Force members in a series of meetings in June. The Review Team and the Task Force will continue to meet independently and communicate during July and August. The Task Force effort will culminate in a series of intensive sessions to draft formal recommendations in September.

To conclude the community review process, the Task Force will make a presentation and recommendations to the West Roxbury Neighborhood Council, providing an open forum for additional community comments. At this council meeting, the WRNC will approve a formal recommendation to the BRA; other groups will also be encouraged to submit written comments on the Draft Project Impact Report.

PROJECTED SCHEDULE OF MEETINGS:

May 22: Review Process Introduction to West Roxbury Neighborhood Council

Frank O'Brien (MONS) and Antonio Torres presentation of proposed process and schedule for review of Draft Project Impact Report. Finalization and approval of Community Task Force outline. Distribution: Hancock Woods Project Review Schedule.

May 25: Review Process Introduction to Technical Review Team

Formal presentation of proposed process and schedule to Technical Review Team. Team establishes procedures and products for communication among working groups. Distribution: (1) Scoping Determination letter sent to Ed Zuker/Chestnut Hill Realty in June of 1988, (2) Boston Zoning Code Article 31, (3) Hancock Woods Project Review Schedule, and (4) Draft Project Impact Report (if available).

May 30: Community Task Force Organizational Meeting, Police Station, 7:00 p.m.

Distribution: (1) Scoping Determination letter, (2) Boston Zoning Code Article 31, (3) Memo/Meeting Schedule/Technical Review Team

May 31: Review Process Introduction to Community Task Force, West Roxbury High School, 7:00 p.m.

Initial presentation of proposed review process and schedule to Hancock Woods Community Task Force (open meeting). Distribution: (1) Scoping Determination letter, (2) Boston Zoning Code Article 31, (3) Memo/Meeting Schedule/Technical Review Team, (4) Draft Project Impact Report (if available).

June 2: Developer Presentation to BRA and Technical Review Team, BRA Board Room, 2:00 p.m.

Formal presentation by Development Team to Technical Review Team prior to site visit and preliminary community presentation. Distribution: Draft Project Impact Report.

June 3: Site Visit (10:00 AM) Sat.

Site tour for Technical Review Team and Community Task Force, coordinated by Development Team. Distribution: Working Folder including site plans for the four scenarios, site location, existing land use, and wetlands maps, and note paper.

June 6: 9:00 Am.

2:00 pm
9:00 am. prep for. June 14 presentation.

June 7: Developer Presentation to Community Task Force

Formal presentation by Development Team to the Community Task Force (open meeting). Distribution: Draft Project Impact Report. 7:00. V.F.W. → Dedham → site 3 light. → huge bldg. Right

June. 12:

June 14: Preliminary Community Task Force Design Meeting

June 15. 2:pm. Environmental issues..

Presentation by Technical Review Team and outline of issues and design review process. Distribution: Technical Review Staff Notes/Scenario Matrix.

June 21: Preliminary Community Task Force Environmental Meeting

Presentation by Technical Review Team and outline of issues and review process. Distribution: Technical Review Staff Notes/Scenario Matrix.

West Roxbury Neighborhood Council.

June 26: WRNC Meeting - Task Force Preliminary Summary and Recommendations

Presentation of progress to date and outline of issues, recommendation of proposed review schedule deferring public meetings and Preliminary Adquacy Determination. Distribution: Task Force Notes and Scenario Matrices.

June 28: Preliminary Community Task Force Finance/Community Benefits Meeting

Presentation by Technical Review Team and discussion of issues and review process. Distribution: Technical Review Staff Notes.

July/ August Community Task Force Meetings

Schedule meetings for working groups focusing on specific issues including (1) Design, (2) Environmental, and (3) Financial/Community Benefits.

Sept 6: Community Task Force Meeting

Integrate notes from working groups. Identify outstanding issues. Assignments for preparation of Draft Recommendations for September 13 meeting.

Sept 13: Community Task Force Meeting

Review Draft Recommendations. Assignments for preparation of Final Recommendations.

Sept 20: Task Force Meeting

Final review and approvoal of Recommendations on the Draft Project Impact Report.

Sept 25: West Roxbury Neighborhood Council Meeting

Presentation of Task Force Recommendations and WRNC approval of a formal recommendation to the BRA.

Oct 2 BRA Preliminary Adequacy Determination

BRA issues Preliminary Adequacy Determination letter.

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HANCOCK WOODS COMMUNITY TASK FORCE

PROPOSED OUTLINE, MAY 1989

COMMUNITY GROUP TO BE REPRESENTED	NUMBER OF REPRESENTATIVES
West Roxbury Neighborhood Council	2
West Roxbury Land Use & Development Committee	2
West Roxbury Zoning Advisory Committee	2
Hancock Woods Neighborhood Association	2
Westbrook Village Tenants Association	2
V.F.W. Parkway Residential Area	2
Senior Citizen Groups	2
Boston Elderly Commission	1
Hancock Village Merchants	1
Harvard Community Health	1
Boston Conservation Commission	1
Brookline Community	2
Boston Natural Areas Fund	1
COMMUNITY TASK FORCE TOTAL	21

HANCOCK WOODS TECHNICAL REVIEW TEAM

MAY 1989

BOSTON REDEVELOPMENT AUTHORITY (BRA) (722-4300)
/Neighborhood Housing & Development:
Antonio Torres, Project Manager (x4272)
Owen Donnelly, Senior Advisor (x4271)
Jon Layzer, Project Assistant (x4259)

/Urban Design & Development:
Muhammad Abdus-Sabur, Project Advisor/Development (x4227)
Kuen-Shan Huang, Project Advisor/Design (x5617)
Prataap Patrose, Project Advisor/Design (x5623)
Anne Johnson, Project Advisor/Open Space & Landscape (x5620)

/Engineering & Design Services:
Richard Mertens, Project Advisor/Environmental Impact (x4283)

/Neighborhood Planning & Zoning:
Cindy Wall, Project Advisor/Planning & Zoning (x4308)
David Omdahl, Project Advisor/Open Space & Urban Wilds (x4321)

BOSTON TRANSPORTATION DEPARTMENT (BTD) (725-4606)
Andy McClurg, Project Advisor/Transportation Impact
Dan Pino, Project Advisor/Transportation Impact

BOSTON ENVIRONMENTAL DEPARTMENT (725-3850)
Steve Pendry, City Archeologist

/Boston Conservation Commission (BCC)
Bryan Glasscock, Project Advisor/Wetlands Impact
Denise Breiteneicher, Project Assistant/Wetlands Impact

BOSTON ELDERLY COMMISSION (725-4366)
Diane Watson, Commissioner
Jim Murray, Executive Assistant

MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES (MONS) (725-3485)
Frank O'Brien, West Roxbury Neighborhood Liaison

BROOKLINE PLANNING DEPARTMENT (730-2130)
John Woodward, Project Advisor/Planning and Development
Polly ~~Sulco~~ Selkoe, Project Advisor/Planning and Development
John Harris, Project Advisor/Transportation Impact